



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**16 Megson Place, Thirsk,
YO7 1FY
Guide Price £215,000**

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An excellent opportunity to purchase this bungalow which has been a successful long term rental. Offering good size living accommodation, this home also boasts a large conservatory adding excellent floor space with views over the west facing gardens.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

On entry to the home, through the double-glazed door, there is a reception area which leads to both the living room and also the breakfast kitchen. In addition, there is also a very useful coat cupboard offering immediate storage.

The living room has a large window to the front elevation and will easily accommodate both a lounge suite and a small dining table and chairs if required. To the rear elevation of this room, there is a door to the inner hall where the bedrooms and bathroom can be accessed.

The modern kitchen is a contemporary design and is fitted with a range of appliances and also the necessary plumbing for the washing machine. There is also a breakfast bar, maximised work surface area and a double-glazed window and door to the side elevation leading to the extended drive and gardens.

To the rear elevation of this property. There are two bedrooms with bedroom one being a double room and bedroom to make an ideal spacious single room or perhaps craft room/home office. There is also access to the large conservatory/garden room which is a fantastic addition to the home offering excellent space and views over the west-facing gardens.

Also accessed from the hall is the shower room which comprises a walk-in shower, wash and basin sink sat on a pedestal, WC, tiled surround, and also a double-glazed window to the side elevation.

Externally, the front and rear gardens are easily maintained, as this rental property has obtained great returns.

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2084-3006-9205-3009-7204>

The property is freehold

Disclaimer

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GROUND FLOOR

